



Historic Fabric, Design Access Report

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1. Introduction

This report is provided in support of a planning application & listed building consent for like for like double glazed replacement windows at the front of the property.

2. Statement of Need

The applicant and owners of No 1 The Grove purchased the house very recently. The property is in urgent need of renovation and modernisation. It is currently damp and draughty and the process of replacing the ill-fitting, unsafe and single glazed windows will make a significant improvement to the property’s energy efficiency. One of the windows is actually UPVC which requires replacement with hardwood to regain the integrity of this property’s front exterior listing.



3. Description of Works

The proposed works are to remove all five windows and replace with replica but hardwood window frames in white with double glazed units.

4. Design

The property is a detached two storey dwelling situated in a group of semi-detached and detached dwellings located around a cul-de-sac. The property is built of brick with some applied half timbering, the roof is slate and the windows are timber. The 5 front windows are an asymmetrical composition, the upper floor has two light casement windows and a blind window between the pair. On the ground floor there are two large rectangular three light windows with a sashed centre light. The property is listed with a construction of circa 1870. The property and the others in The Grove are listed as grade II on the statutory list of buildings of architectural or historic interest and are located within the St. James Conservation Area. The surrounding building within the cul-de-sac date from the same period and are finished in a similar manner, although the surrounding area has changed greatly and the buildings have been altered over time to varying degrees.

The proposed works make use of traditional materials to replace the existing poor quality or incorrect materials in keeping with the wider St. James Conservation Area. Furthermore the proposals have the benefit of ensuring that the listed property is suitable for modern living and maximises energy efficiency, reducing the thermal heat loss currently occurring.

5. Access

Pedestrian and vehicular access to No 1 The Grove and its neighbours is by the small cul-de-sac which is accessible from Wilmslow Road. Parking on The Grove is through some shared surface parking, although No 1 has parking within their curtilage. The cul-de-sac provides a safe environment for pedestrian and vehicular movement.

6. Heritage Planning Context

The application for No 1 The Grove which is Grade II listed and therefore consent is required for any works that may affect its special interest. The overall character of the Grove are unaffected by the proposed development, indeed new windows will enhance the overall aesthetic of the property and in turn the conservation area. Manchester’s Local Development Framework Core Strategy utilises various strategic policies that support buildings and neighbourhoods that can be used throughout people’s lives and offer a wide range of quality housing in neighbourhoods where the distinctive character is retained and enhance. Our proposal will contribute to a more sustainable future.